

Cherry Knolls Improvement Association									
Treasurer Report 2023/Proposed Budget 2024			*440 Homes Paid = 62%			GOAL 526 Homes = 75%			
OPERATIONS									
			2023 Budget	2023 Actual	2023 Variance		2024 Budget	2024 Actual	2024 Variance
INCOME:									
	Directory Ads		\$3,000.00	\$0.00	-\$3,000.00	Print Ads*	\$4,000.00	\$0.00	-\$4,000.00
	Newsletter Ads		\$2,900.00	\$2,800.25	-\$99.75	*combine		\$0.00	\$0.00
	Dues		\$80,000.00	\$86,938.18	\$6,938.18		\$94,600.00	\$0.00	-\$94,600.00
	Misc Income Insurance				\$21,900.00	*Remove			
	TOTAL INCOME		\$85,900.00	\$89,738.43	\$3,838.43		\$98,600.00	\$0.00	-\$98,600.00
EXPENSES									
Administrative									
	Insurance		-\$6,700.00	-\$7,881.00	-\$1,181.00		-\$8,000.00	\$0.00	\$8,000.00
	Paypal/Venmo Fees		-\$2,650.00	-\$1,509.00	\$1,141.00		-\$2,500.00	\$0.00	\$2,500.00
	Meeting Space		-\$575.00	-\$186.00	\$389.00		-\$250.00	\$0.00	\$250.00
	USPS - PO Box		-\$190.00	-\$194.00	-\$4.00		-\$200.00	\$0.00	\$200.00
	Quicken Annual		-\$75.00	-\$37.00	\$38.00		-\$75.00	\$0.00	\$75.00
	Tax Preparation		-\$850.00	-\$101.00	\$749.00		-\$850.00	\$0.00	\$850.00
	Legal Services		-\$2,760.00	\$0.00	\$2,760.00	*Remove	\$0.00	\$0.00	\$0.00
	Professional Services		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
	CenCon		-\$40.00	-\$40.00	\$0.00		-\$40.00	\$0.00	\$40.00
	Admin Expenses (checks/stamps, Cen		\$0.00	-\$318.00	-\$318.00		-\$75.00	\$0.00	\$75.00
res. study	Misc		\$0.00	-\$1,175.00	-\$1,175.00		\$0.00	\$0.00	\$0.00
	State of CO Periodic Report		-\$60.00	-\$10.00	\$50.00		-\$50.00	\$0.00	\$50.00
Printing and Postage									
	Dues Letter		-\$1,500.00	-\$1,725.00	-\$225.00		-\$1,800.00	\$0.00	\$1,800.00
	Newsletter		-\$6,600.00	-\$7,681.00	-\$1,081.00		-\$8,000.00	\$0.00	\$8,000.00
	Directory		-\$4,100.00	-\$3,174.00	\$926.00		-\$4,100.00	\$0.00	\$4,100.00
	New Neighbor greeter		-\$500.00	\$0.00	\$500.00		-\$500.00	\$0.00	\$500.00
	Signage		-\$300.00	\$0.00	\$300.00		-\$300.00	\$0.00	\$300.00
Community Events									
	Dumpster Day		-\$1,200.00	-\$2,435.00	-\$1,235.00		-\$1,800.00	\$0.00	\$1,800.00
	Easter Egg Hunt		-\$450.00	-\$427.00	\$23.00		-\$450.00	\$0.00	\$450.00
*	Other Social		-\$1,000.00	-\$161.00	\$839.00		-\$1,000.00	\$0.00	\$1,000.00
	Fourth of July		-\$400.00	\$0.00	\$400.00		-\$400.00	\$0.00	\$400.00

	Winterfest			-\$3,000.00	-\$1,894.00	\$1,106.00		-\$3,000.00	\$0.00	\$3,000.00
Common Area Maintenance										
	Perimeter			-\$10,058.00	-\$8,057.00	\$2,001.00		-\$10,000.00	\$0.00	\$10,000.00
	Snow Removal			-\$9,000.00	-\$14,142.00	-\$5,142.00		-\$9,000.00	\$0.00	\$9,000.00
	Cherry Field Maintenance			-\$5,500.00	-\$8,723.00	-\$3,223.00		-\$7,000.00	\$0.00	\$7,000.00
	Cherry Field Water			-\$7,448.00	-\$4,071.00	\$3,377.00		-\$5,000.00	\$0.00	\$5,000.00
	Nobles/Arapahoe Maintenance									
	Elizabeth Entrance Water			-\$600.00	\$0.00	\$600.00		-\$600.00	\$0.00	\$600.00
	Nobles/Arapahoe Water			\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
	Holiday Lights			\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
	Electricity (Utilities)			-\$600.00	-\$580.00	\$20.00		-\$600.00	\$0.00	\$600.00
TOTAL EXPENSES				-\$66,156.00	-\$64,521.00	\$1,635.00		-\$65,590.00	\$0.00	\$65,590.00
NET OPERATIONS				\$19,744.00	\$25,217.43	\$5,473.43		\$33,010.00	\$0.00	-
CAPITAL IMPROVEMENT FUND				\$0.00	\$27,381.00	\$27,381.00		\$0.00	\$0.00	\$0.00
CAPITAL IMPROVEMENT EXPENDITURES										
	*Nobles/Arapahoe			-\$250,000.00	-\$43,143.00	-\$206,857.00		-\$207,000.00	\$0.00	-\$207,000.00
	*Irrigation System Elizabeth			-\$4,000.00	\$0.00	-\$4,000.00		-\$4,000.00	\$0.00	-\$4,000.00
	*Elizabeth Water Tap			-\$24,710.00	-\$24,710.00	\$0.00	*remove	\$0.00	\$0.00	\$0.00
	TOTAL			-\$278,710.00	-\$67,853.00	-\$210,857.00		-\$211,000.00	\$0.00	-\$211,000.00
NET CAPITAL IMPROVEMENT FUND				-\$278,710.00	-\$40,472.00	-\$238,238.00		-\$211,000.00	\$0.00	-\$211,000.00
TOTAL INCREASE (DECREASE) IN FUNDS										
		RECONCILIATION 2023		Budget	Actual	RECONCILIATION 2024		Budget	Actual	
		Balance Jan 1, 2023		\$166,782.00	\$166,782.00	Balance Jan 1, 2024		\$175,446.00	\$175,446.00	
		NET OPERATIONS		\$19,744.00	\$25,217.43	NET OPERATIONS		\$33,010.00	\$0.00	
		NET CAP IMP		-\$278,710.00	-\$40,472.00	NET CAP IMP		-\$211,000.00	\$0.00	
		Funds Due - Bank Error		\$0.00	-\$938.00	Funds Due - Bank Error		\$0.00	\$0.00	
		Balance		-\$92,184.00	\$150,589.43	Balance		-\$2,544.00	\$175,446.00	
		Reserve Funds		-\$15,000.00	-\$15,000.00	Reserve Funds		-\$15,000.00	-\$15,000.00	
		Available Funds		-\$107,184.00	\$135,589.43	Available Funds		-\$17,544.00	\$160,446.00	

NOBLES PROJECT PHASES EST.			UNDERSTANDING NOBLES RE-IMAGINED		
Phase 1	Monument	\$35,000.00	\$175,446.00	Cash as of 12.31.23	
Phase 2	Water Tap	\$45,000.00	\$98,600.00	Anticipated additional Income from Dues/Ads	
Phase 3	Landscaping	\$130,000.00	(\$65,590.00)	Unspent expenses for 2024	
		\$210,000.00	(\$15,000.00)	Reserve Funds	
			\$0.00	Elizabeth Water Tap	
			(\$4,000.00)	Elizabeth Irrigation	
			(\$207,000.00)	Nobles/Arapahoe	
			(\$17,544.00)	Amount of addtl needed to complete project @\$250k	
			\$22,456.00	Amount of addtl needed at \$210k	